

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1,2,4/41 LAWN ROAD NOBLE PARK VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/39 LEMAN CRESCENT NOBLE PARK VIC 3174	\$840,000	28-Jan-25
57 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$758,000	03-Dec-24
1/15 RAYMOND STREET NOBLE PARK VIC 3174	\$851,000	11-Oct-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 February 2025



**1/39 LEMAN CRESCENT NOBLE
PARK VIC 3174**

3 2 2

Sold Price

^{RS} **\$840,000**

Sold Date

28-Jan-25

Distance

2.09km



**57 QUARTER CIRCUIT
SPRINGVALE VIC 3171**

3 2 1

Sold Price

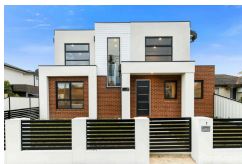
\$758,000

Sold Date

03-Dec-24

Distance

0.81km



**1/15 RAYMOND STREET NOBLE
PARK VIC 3174**

4 3 2

Sold Price

^{RS} **\$851,000**

Sold Date

11-Oct-24

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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